

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

CITY OF FULSHEAR

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Fulshear, Texas 77441

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PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 14, 2014

1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, on February 14, 2014 at 8:34 a.m. in the Fulshear City Hall, 30603 FM 1093 Road, Fulshear, Texas 77441.

Present:

*Derek Einkauf, Chairman
Bill Archer
Harold Collins*

Absent:

*Mike Lavengco
Terry Cozart
David Worley
One vacancy*

Staff:

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
David Leyendecker, City Engineer
Michelle Morris, Building Official*

Others Present:

*Jerry Scott
Steve Tennis
And ten (10) other in audience who did not sign in*

2. Quorum

A quorum was present.

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3. Citizen's Comments

There were no Citizens' Comments.

4. Minutes

Regular Meeting, January 10, 2014

A motion was made by Planning and Zoning Member Archer to approve the minutes as presented. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

City Engineer, David Leyendecker, stated that since we do not have a meeting on February 7, 2014 that all corrections have been made and he recommends approvals on all the plats. Chairman Einkauf stated so noted.

5. Consider and take action on The Pond at Cross Creek Ranch Section 2/Preliminary Plat

A motion was made by Planning and Zoning Member Archer to approve the Pond at Cross Creek Ranch Section 2 Preliminary Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

6. Consider and take action on Creek Cove at Cross Creek Ranch (Revised Drawing)/Section 6/Final Plat

A motion was made by Planning and Zoning Member Collins to approve subject to recommendation by City Engineer, David Leyendecker Creek Cove at Cross Creek Ranch (Revised Drawing) Section 6 Final Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

7. Consider and take action on Cross Creek Ranch/W. Cross Creek Bend Lane North of Pond Falls Blvd/ Preliminary Plat

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A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch W. Cross Creek Bend Lane North of Pond Falls Blvd Preliminary Plat subject to recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

Chairman Einkauf stated that items eight thru twelve are all Preliminary Plats for Firethorne West and all are recommended for approval by the City Engineer, David Leyendecker, and if no objections, I would like to take all these in one motion.

8. Consider and take action Firethorne West Section 12/Preliminary Plat

9. Consider and take action on Firethorne West Section 15/ Preliminary Plat

10. Consider and take action on Firethorne West Section 17/ Preliminary Plat

11. Consider and take action on Firethorne West Section 18/Preliminary Plat

12. Consider and take action on Firethorne West Section 19/Preliminary Plat

A motion was made by Planning and Zoning Member Collins to approve items 8 through 12 subject to recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

Chairman Einkauf stated that items 13-16 all from Tamarron and all recommended for approval by City Engineer, David Leyendecker and if no objection would like to take these all at same time in one motion.

13. Consider and take action on Tamarron Section 1 Replat/Final Plat

14. Consider and take action on Tamarron Section 2 Replat/Final Plat

15. Consider and take action on Tamarron Section 3 Replat/Final Plat

16. Consider and take action on Tamarron Section 4 Replat/Final Plat

A motion was made by Planning and Zoning Member Collins to approve items 13 through 16 subject to recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

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17. Consider and take action on Tamarron Section 5/Preliminary Plat

A motion was made by Planning and Zoning Member Archer to approve Tamarron Section 5 Preliminary Plat subject to recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

18. Consider and take action on CVS Fulshear/ Preliminary Plat

A motion was made by Planning and Zoning Member Collins to approve CVS Fulshear Preliminary Plat subject to the recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy

19. Presentation: George Lane/Proposed City Center (City Center, Main Street Project)

Chairman Einkauf introduced to the Commission and audience, George Lane who presented his concept regarding a proposed City Center (City Center, Main Street Project). Mr. Lane and his group spoke for approximately 40 minutes outlying their plans for the City's downtown area. He described having a two story brick building on the two lots which the first floor would consist of shops and restaurants. The second floor would be small businesses like insurance, etc. He stated he has identified about 50 potential tenants. Mr. Lane stated he would like downtown built up with worthy tenants and not have Fulshear wind-up not knowing where downtown is like Sugarland or Katy. He stated the quicker City Hall can be relocated, the better it would be for the City. He feels like City Hall needs to remain in the City. Mr. Lane stated his ideas of how the downtown area should resembled and had photos that he shared with the Commission along with other diagrams.

Mr. Lane's partner stated that they want to be a part of the development that helps to create a downtown that is walkable, livable that eventually grows in manner that becomes a center point for the whole area.

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No action was taken on this item.

20. Adjournment

A motion was made by Planning and Zoning Member Archer to adjourn. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, and Einkauf

Nays: None

Absent: Planning and Zoning Member Cozart, Lavengco, Worley, and one vacancy